

IN RE: PETITION FOR ZONING VARIANCE  
N/S Mays Chapel Road, 159' W  
of the c/l of Jennifer Road  
11356 Mays Chapel Road  
8th Election District  
3rd Councilmanic District  
St. Stephen's Traditional  
Episcopal Church - Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 91-338-A

\* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a two-way driveway to be 18 feet wide in lieu of the required 20 feet and to permit a two-way parking lot aisle to be 18 feet wide in lieu of the required 22 feet for a proposed church in accordance with Petitioner's Exhibit 1.

The Petitioners, Inc., by Frank E. Currant, Jr., Vestor, appeared, testified and were represented by G. Scott Barhight, Esquire. Also appearing on behalf of the Petition was Dean Hoover, Senior Planner with George W. Stephens, Jr. & Associates, Inc. Numerous members of the congregation as well as the Rev. Thomas Hawtin appeared in support of the Petition. There were no Protestants.

Testimony indicated that at the time of filing the instant Petition, St. Stephen's Traditional Episcopal Church, Inc. was the Contract Purchaser. However, St. Stephen's is now the property owner. Testimony indicated that the subject property, known as 11356 Mays Chapel Road, consists of 2.129 acres more or less zoned R.C. 5 and is improved with a dwelling and garage. Petitioners are desirous of removing the existing structures and replacing same with a church as depicted on Petitioner's Exhibit 1. Mr. Currant testified that the congregation started with 20 people approximately 7 years ago and now consists of 60 members. Testimony indicated the membership has been renting numerous churches over the

past 7 years and have been searching for a permanent location for approximately 5 years. Mr. Currant testified that after working closely with the surrounding community, including, but not limited to, representatives of the Valleys Planning Council, Pine Valley-Valleywood Community Association, Falls Road Community Association, the adjoining property owners, John and Nancy Burk, and various Baltimore County agencies, the proposed site is the most suitable. Testimony indicated that modifications to Petitioners' original plans were needed in order to incorporate the needs of the community and to reduce visibility of the pavement area from the area designated as a scenic route by the Master Plan. Petitioners have agreed to modify the turning radii to incorporate the comments submitted by the Baltimore County Fire Department dated March 13, 1991. Testimony indicated that the granting of the variances will not result in any detriment to the health, safety or general welfare of the surrounding community and that practical difficulty has been caused in Petitioners efforts to preserve the scenic route.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

- 2 -

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of May, 1991 that the Petition for Zoning Variance to permit a two-way driveway to be 18 feet wide in lieu of the required 20 feet and to permit a two-way parking lot aisle to be 18 feet wide in lieu of the required 22 feet for a proposed church, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Prior to the issuance of any permits, Petitioners shall submit a revised site plan that has been approved by the Baltimore County Fire Department, as being in compliance with their comments dated March 13, 1991, and by the Director of Planning evidencing that said modifications do not impact CNG approval.
- 3) The proposed building shall be designed as architecturally rendered on Petitioner's Exhibit 1 unless

- 3 -

any modifications are approved by the Director and/or Deputy Director of Planning.

4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

AMN:bjs

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

- 4 -

ORDER RECEIVED FOR FILING

Date 5/8/91  
By [Signature]

ORDER RECEIVED FOR FILING

Date 5/8/91  
By [Signature]

ORDER RECEIVED FOR FILING

Date 5/8/91  
By [Signature]

ORDER RECEIVED FOR FILING

Date 5/8/91  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

May 8, 1991

G. Scott Barhight, Esquire  
210 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE  
N/S Mays Chapel Road, 159' W of the c/l of Jennifer Road  
(11356 Mays Chapel Road)  
8th Election District - 3rd Councilmanic District  
St. Stephen's Traditional Episcopal Church, Inc. - Petitioners  
Case No. 91-338-A

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Badcliffe at 887-3391.

Very truly yours,

[Signature]

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

cc: People's Counsel  
File

### PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-338-A #319

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.4A to permit a two-way driveway to be 18 feet in width in lieu of the required 20 feet and from Section 409.4C to permit a two-way parking lot aisle to be 18 feet in width in lieu of the required 22 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)  
The contract owner seeks this variance to avert the hardship and practical difficulty of making substantial storm water runoff modifications to the property. The granting of this variance will mitigate these difficulties by reducing storm water runoff.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
<u>St. Stephen's Traditional Episcopal Church, Inc.</u> (Type or Print Name)	<u>Patrick A.M. Miller</u> (Type or Print Name)
<u>[Signature]</u> Signature	<u>[Signature]</u> Signature
Address	Address
City and State	City and State
Attorney for Petitioner:	
<u>G. Scott Barhight</u> (Type or Print Name)	<u>11356 Mays Chapel Road</u> Address
<u>[Signature]</u> Signature	<u>Timonium, Maryland 21093</u> City and State
210 W. Pennsylvania Avenue Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Towson, MD 21204 City and State	<u>G. Scott Barhight</u> Name
Attorney's Telephone No.: <u>832-2000</u>	<u>210 W. Pennsylvania Avenue 832-2000</u> Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27 day of May, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30 day of April, 1991, at 2:30 o'clock P.M.

(over)

ORDER RECEIVED FOR FILING

Date 5/8/91  
By [Signature]

WORK - 2/12/91  
avail anytime  
est. time - 45 min

FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS JR. & ASSOCIATES, INC.  
ENGINEERS  
P.O. BOX 6082, TOWSON, MARYLAND 21204

Description to accompany  
Zoning Petition  
Saint Stephens Traditional  
Episcopal Church, Inc.

January 4, 1991

Beginning for the same at a point in the bed of Mays Chapel Road said point being South 65 degrees 32 minutes 59 seconds West 159.28 feet from the intersection formed by the centerline of Mays Chapel Road with the centerline of Jennifer Road, thence leaving said point of beginning running with said road bed 1) South 65 degrees 19 minutes 07 seconds West 198.80 feet, running thence leaving said road bed, the three following courses, 2) North 32 degrees 12 minutes 25 seconds West 436.47 feet, 3) North 65 degrees 28 minutes 24 seconds East 230.24 feet and 4) South 28 degrees 05 minutes 22 seconds East 432.85 feet to the point of beginning.

Containing 2.129 acres of land more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR CONVEYANCES OR AGREEMENTS.



91-338-A

#319

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 8th Date of Posting 4-10-91  
Posted for: Variance  
Petitioner: James Patrick A.M. Miller et al  
Location of property: N/S of Mays Chapel Road, 159' West of Jennifer Road  
Location of Signs: North side of Mays Chapel Road in front of subject property  
Remarks:  
Posted by: [Signature] Date of return: 4-12-91  
Number of Signs: 1

### CERTIFICATE OF PUBLICATION

TOWSON, MD.,

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3-28-91.

TOWSON TIMES,

S. Zebe Orlem  
Publisher

\$ 89.91

NOTES OF FILING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property described herein in Room 106 of the County Office Building, located at 110 W. Chesapeake Avenue in Towson, Maryland 21204 on the following:

Case number: 91-338-A  
11356 Mays Chapel Road  
159' W of c/l of Jennifer Road  
8th Election District  
3rd Councilmanic District  
St. Stephen's Traditional Episcopal Church, Inc. - Petitioners  
Case No. 91-338-A

Variance to permit a two-way driveway to be 18 ft. wide in lieu of the required 20 ft. and to permit a two-way parking lot aisle to be 18 ft. wide in lieu of the required 22 ft.

A SCORRY HANDED  
Zoning Commissioner of  
Baltimore County  
THURSDAY Mar. 28

# NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-338-A  
103 Mays Chapel Road, 199' W of c/l Jennifer Road  
8th Election District  
3rd Councilmanic  
Legal Owner(s): Patrick A.M. Miller, et ux  
Contract Purchaser(s): St. Stephen's Traditional Episcopal Church, Inc.  
Hearing Date: Tuesday, April 30, 1991 at 9:30 a.m.

Variance to permit a two-way driveway to be 18 ft. wide in lieu of the required 20 ft., and to permit a two-way parking lot aisle to be 18 ft. in width in lieu of the required 22 ft.

J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
7/19/92/27 Mar. 25

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 4-1, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3-28, 1991.

THE JEFFERSONIAN,

S. Zake Olson  
Publisher

\$89.91

111 West Chesapeake Avenue  
Towson, Maryland 21204

Account R 001 6150  
Number

Date

PLEASE MAKE CHECKS PAYABLE TO: BALTIMORE COUNTY  
NEXT BUSINESS DAY

Cashier Validation

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account R 001 6150  
Number

Date

PLEASE MAKE CHECKS PAYABLE TO: BALTIMORE COUNTY  
NEXT BUSINESS DAY

Cashier Validation

receipt

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21201

887-3353

DATE:

St. Stephen's Traditional Episcopal Church, Inc.  
c/o G. Scott Barhight, Esq.  
210 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE:  
Case Number: 91-338-A  
M/S Mays Chapel Road, 199' W of c/l Jennifer Road  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Patrick A.M. Miller, et ux  
Contract Purchaser(s): St. Stephen's Traditional Episcopal Church, Inc.  
HEARING: TUESDAY, APRIL 30, 1991 at 9:30 a.m.

Dear Petitioner(s):

Please be advised that \$\_\_\_\_\_ is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21201

887-3353

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-338-A  
M/S Mays Chapel Road, 199' W of c/l Jennifer Road  
8th Election District - 3rd Councilmanic  
Legal Owner(s): Patrick A.M. Miller, et ux  
Contract Purchaser(s): St. Stephen's Traditional Episcopal Church, Inc.  
HEARING: TUESDAY, APRIL 30, 1991 at 9:30 a.m.

Variance to permit a two-way driveway to be 18 ft. wide in lieu of the required 20 ft.; and to permit a two-way parking lot aisle to be 18 ft. in width in lieu of the required 22 ft.

J. Robert Haines

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Patrick A. M. Miller, et ux  
St. Stephen's Traditional Episcopal Church, Inc.  
G. Scott Barhight, Esq.

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

April 10, 1991

G. Scott Barhight, Esquire  
210 W. Pennsylvania Avenue  
Towson, MD 21204

RE: Item No. 319, Case No. 91-338-A  
Petitioner: Patrick A. M. Miller, et ux  
Petition for Zoning Variance

Dear Mr. Barhight:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Patrick A. M. Miller  
11356 Mays Chapel Road  
Timonium, MD 21093

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 27th day of February, 1991.

J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

Petitioner: Patrick A. M. Miller, et ux

Petitioner's Attorney: G. Scott Barhight

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: April 2, 1991

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Patrick A.M. Miller, Item No. 319

In reference to the petitioner's requested variance, staff offers the following comments:

This office worked with the petitioner to revise the site plan in order to better design the plan. The plan meets the requests by locating the parking to the side and rear. In addition, the building design should add visual interest to Mays Chapel Road.

The office supports the variances requested in road widths as most use will be at non-peak hours and by those familiar with the site.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM319/2AC1

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: March 8, 1991

TO: Mr. J. Robert Haines  
Zoning Commissioner

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

ITEM NUMBER: 319

Z.A.C. MEETING DATE: February 26, 1991

Please see the C.R.G. comments for this site.

Rahee J. Famili  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

received  
3/12/91

received  
4/4/91



MARCH 12, 1991

J. Robert Prines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: EATHEK A.P. MILLER

Location: M/S PASE CHAPEL ROAD

Item No.: 319 Zoning Agenda: MARCH 12, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. IF THE ROAD DOES NOT MEET TURNING RADIUS NEED FOR FIRE VEHICLES (35 FEET INSIDE RADIUS).

REVIEWED: *John J. Prines* P.E. and Affiliated Fire Prevention Bureau  
Special Inspection Division

JR/EE

*R. Hines*  
(S) SIGN-IN SHEET

NAME

ADDRESS

Mary L. Bernhart	12 Kadi Ridge Ct. 21210
Harriet F. Cadwalader	11629 Manor Rd. 21215
Thomas E. Coker	733 Calhoun Ave. Baltimore 21210
John J. Prines	1613 Kirtley Ave. Baltimore 21093
Rev. Stephen E. Weber	5111 Calhoun Ave. Baltimore 21212
John E. Kusan	11629 Manor Rd. MD 21217
Thomas Hawtin	3 Kirtley Lane, Boston, MA 02104

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: October 30, 1990

TO: Mr. Robert Covahey

FROM: Stephen E. Weber

SUBJECT: C.R.G. Comments

PROJECT NAME: St. Stephens Traditional Episcopal Church

LOCATION: Mays Chapel Road

- 1) ADF calculations need to be shown on the plan.
- 2) Sight lines are to be drawn from the centerline of the proposed access at a point 10 ft. behind the extension of the main road curb line to the center line of the nearest approach lane on the main road.
- 3) All subsequent plans must note that the areas between the sight line and the curb line must be cleared, graded, and kept free of any obstructions.

*Stephen E. Weber*  
Stephen E. Weber, P.E.  
Assistant Traffic Engineer

SEN/RJP/lvw

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: February 22, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for February 26, 1991

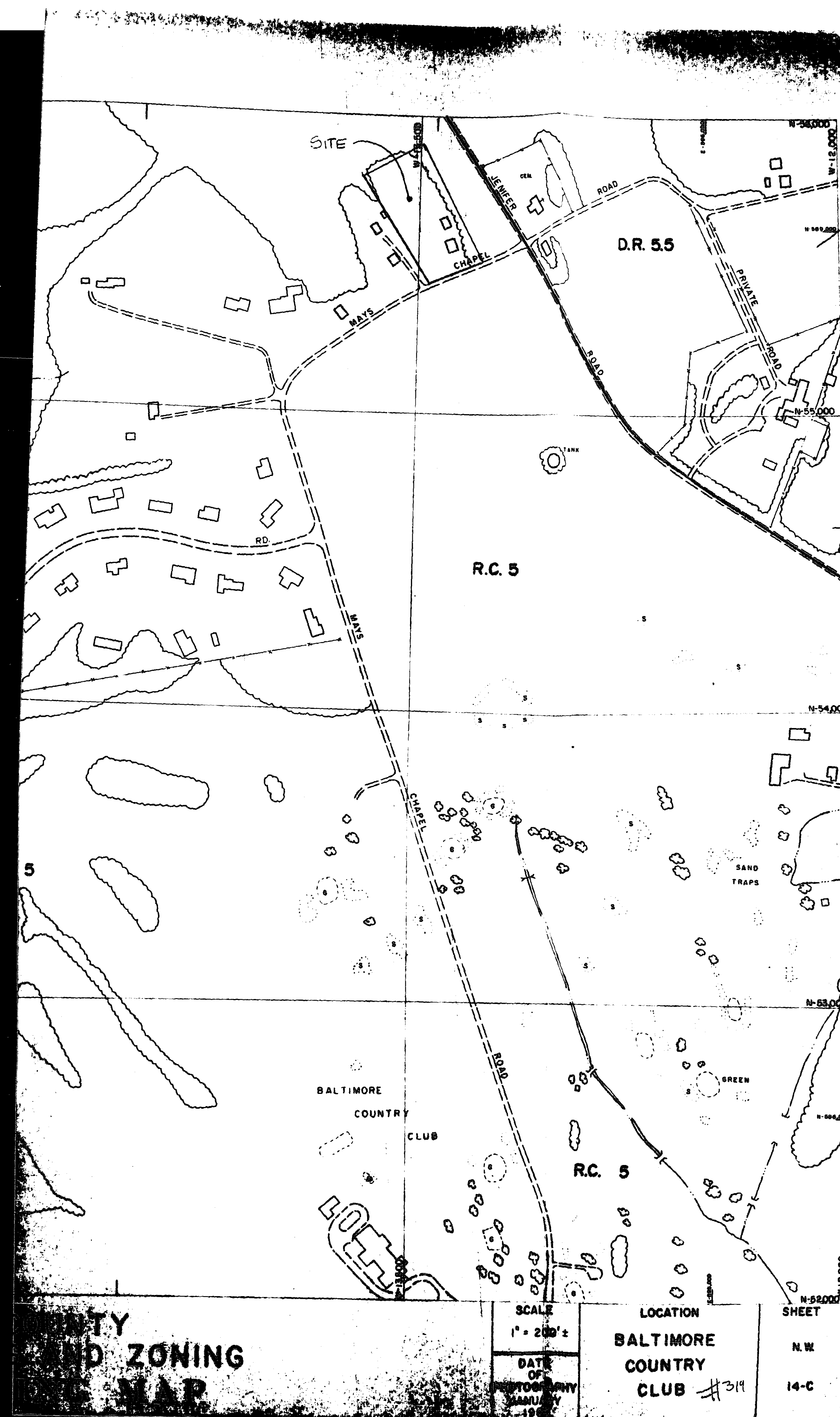
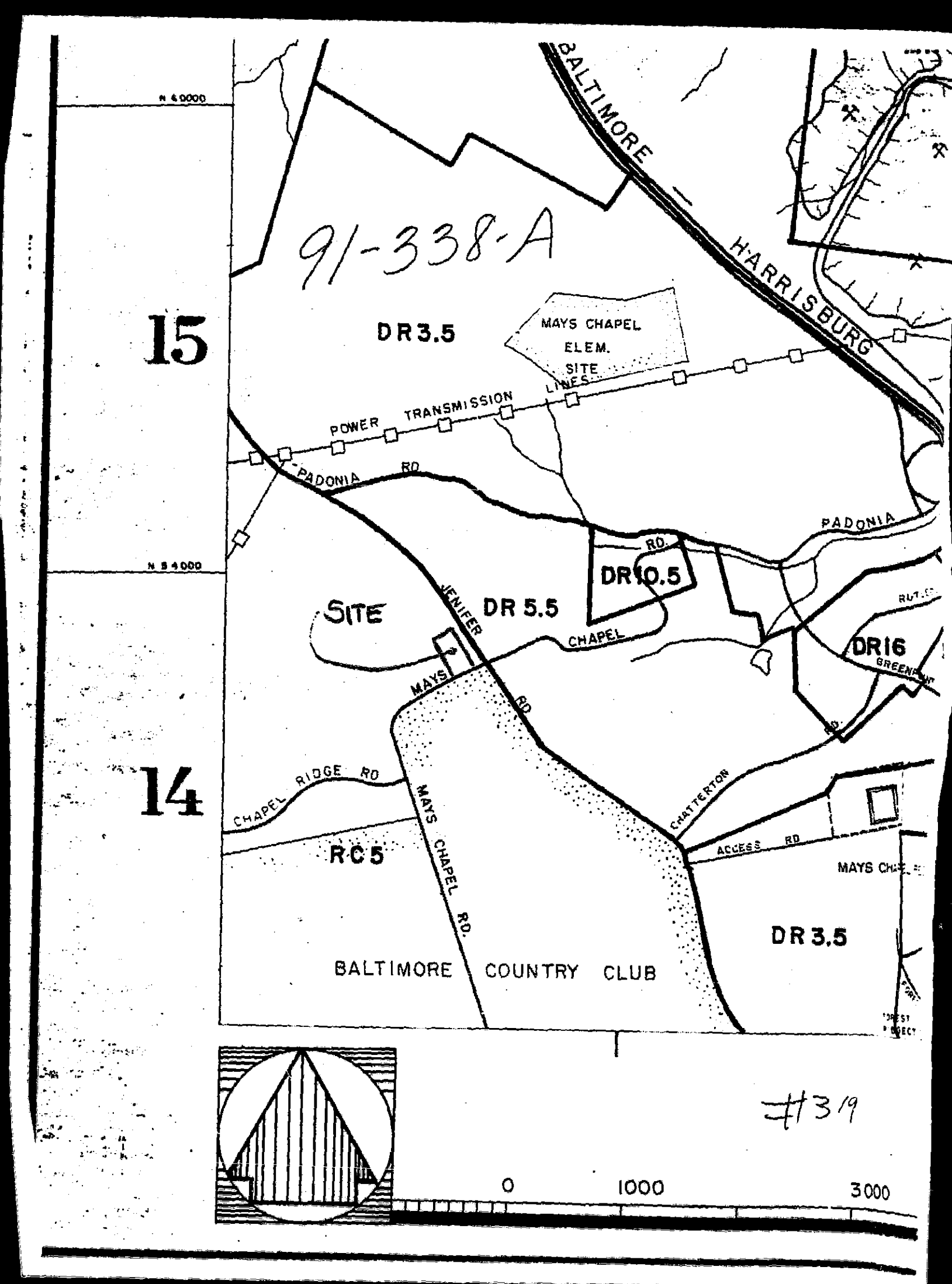
The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 287, 301, 311, 318, 321, and 322.

For Item 319 the previous County Review Group Comments are still applicable.

*R. W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

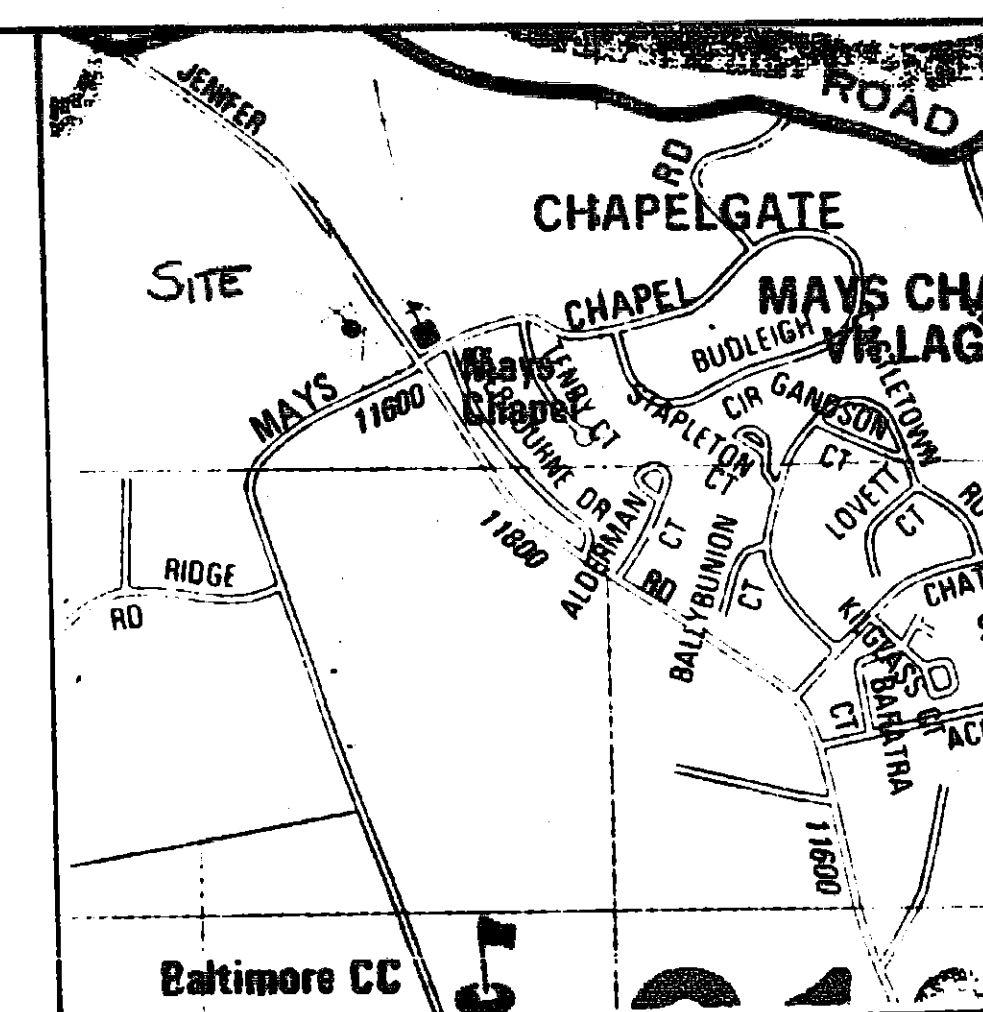
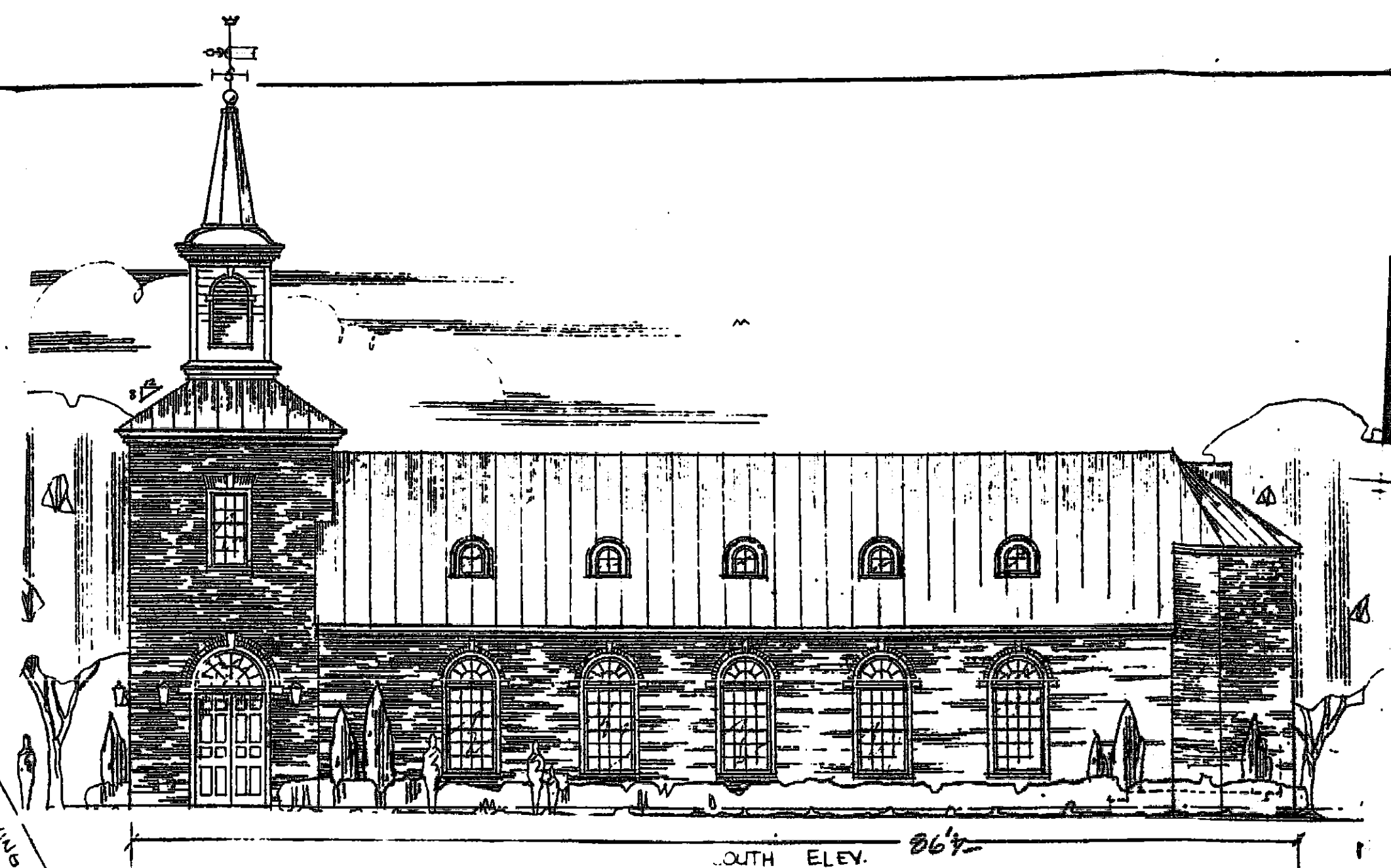
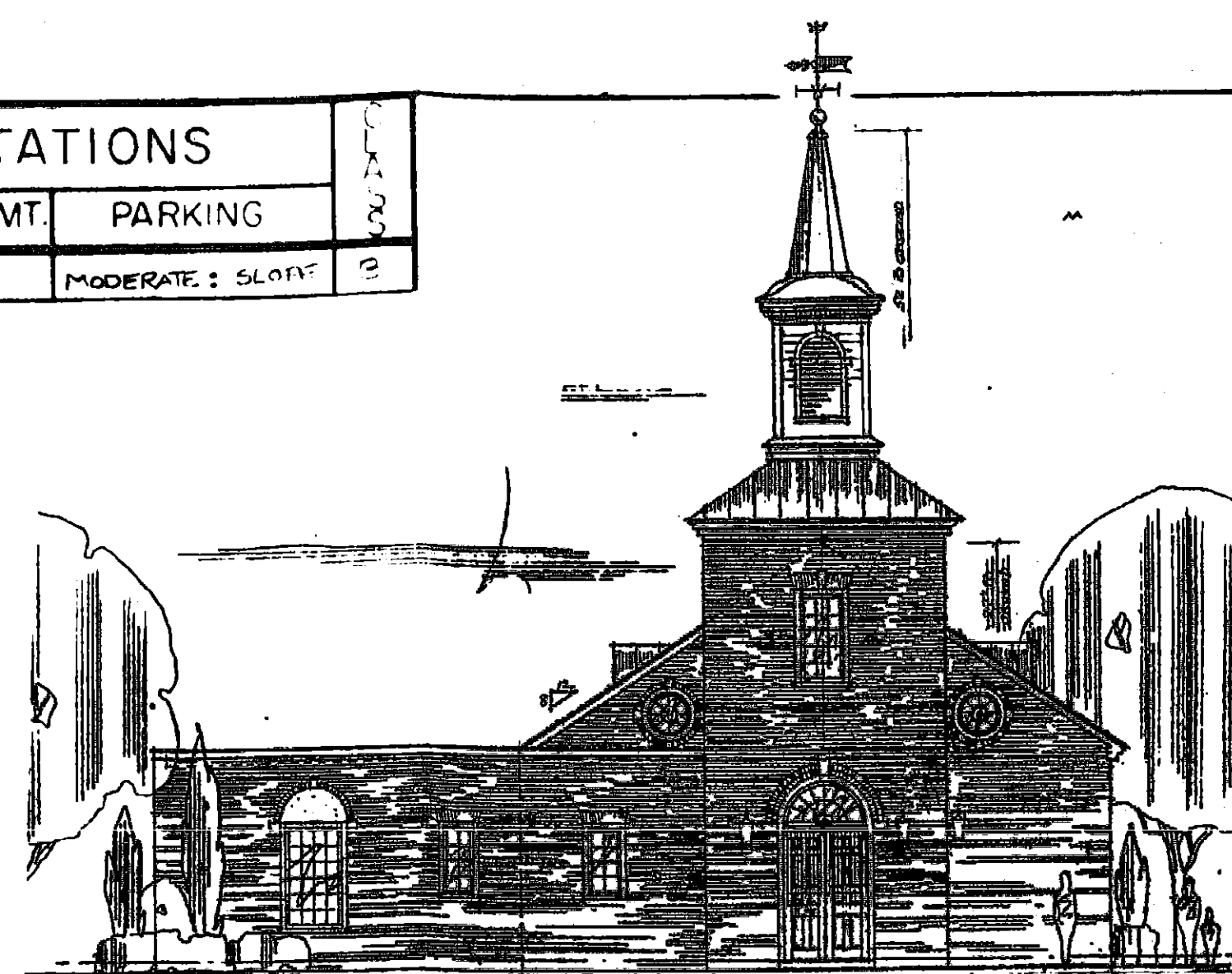
received  
2/20/91



8-A

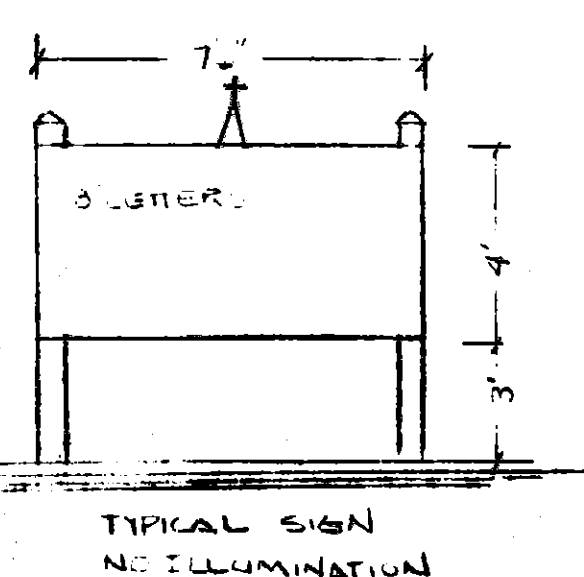
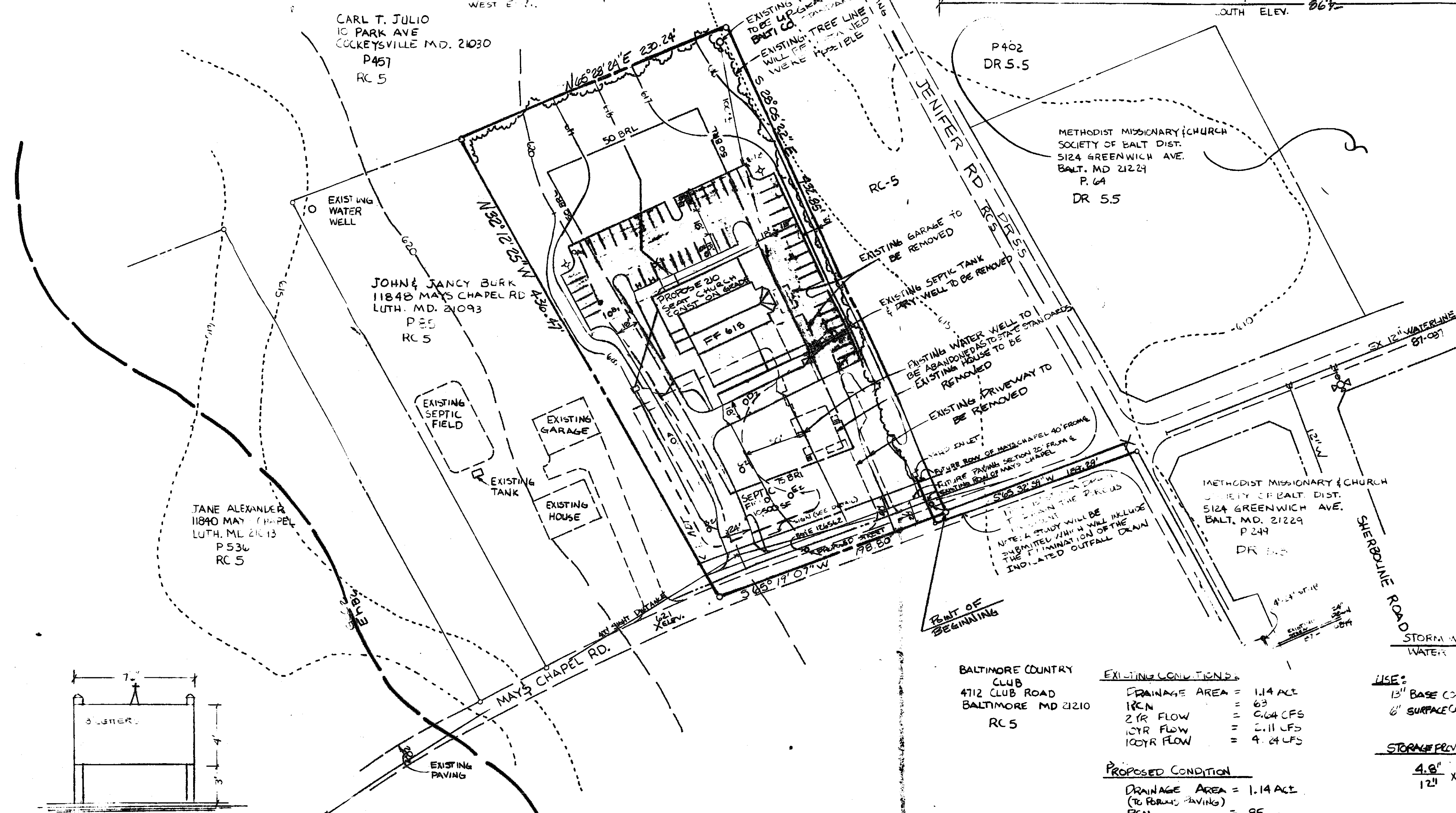


SOIL TYPES & LIMITATIONS			
SOIL TYPE	BLDG. W/HSMT	BLDG. W/O HSMT	PARKING
EhB2	SLIGHT	SLIGHT	MODERATE SLIGHT



LOCATION MAP 1"=1000'  
GENERAL NOTES

- EXISTING ZONING & USE = RC5 RESIDENCE
- PROPOSED USE = CHURCH
- AREA GROSS = 2.14 AC.1  
NET = 2.14 AC.1
- COUNCILMANIC DISTRICT = 3
- ELECTION DISTRICT = 8
- CENSUS TRACT = 4083
- WATERSHED = 11 BEAVER DAM RUN
- SUBWATERSHED = 32
- TAX ACCOUNT = 0-80-3051460
- DEED REFERENCE = 7965/632 NR. 6 MRS. PATRICK A.H. MILLER
- PARKING REQUIRED = 1 SPACE PER 4 SEATS  
CAPACITY = 210 SEATS  
SEATS/4 = 52.5 SPACES  
PROVIDED = 53 SPACES
- ALL PROPOSED PAVING TO BE POROUS PAVEMENT AND THE PARKING LOT TO BE STRIPPED.
- ALL EXTERIOR LIGHTING TO BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
- THE EXISTING WATER WELL WILL BE USED FOR THE PROPOSED FACILITY.
- THE EXISTING TREE LINE THAT IS LOCATED AROUND PROPERTY WILL BE RETAINED (WHERE FEASIBLE TO SERVE AS A BUFFER).
- TO THE BEST OF OUR KNOWLEDGE THERE IS NO CRITICAL AREA, ARCHEOLOGICAL SITES, ENDANGERED SPECIES OR ENDANGERED HABITAT ON SITE (SEE ENVIRONMENTAL EFFECTS REPORT FOR HAZARDOUS MATERIALS).
- AREA NEEDED FOR THE WIDENING OF MAYS CHAPEL ROAD = 13 AC.1.
- A WAIVER OF THE ROAD WIDENING ON MAYS CHAPEL ROAD HAS BEEN SUBMITTED TO THE DIRECTOR OF PUBLIC WORKS.
- AS PER W.P. KIRWIN'S FIELD INVESTIGATION, THERE ARE "NO WETLANDS ON SITE" (SEE ENVIRONMENTAL EFFECTS REPORT).
- EXISTING TREE LINE WILL BE RETAINED FOR THE SCREENING OF THE PARKING LOT.
- THE STREET LIGHT WILL BE AFFIXED TO BALTIMORE GAS AND ELECTRIC POLE 126562. WAIVER REQUEST TO BE SUBMITTED DENSITY CONFIRMATION. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD IN TRUST BY THE OWNERSHIP SINCE 1989, OCTOBER. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS. A WAIVER TO REDUCE A WAIVER HAS BEEN REQUESTED FOR THE ELIMINATION OF THE STREET LIGHT ON MAYS CHAPEL ROAD AND THE PAVING WIDTH FROM 22' WIDE TO 18' WIDE.
- MAYS CHAPEL ROAD IS A DESIGNATED BALTIMORE COUNTY SCENIC ROUTE.
- ALL PROPOSED LIGHTING FOR THE PARKING LOT WILL BE OPERATED MANUALLY.
- LANDSCAPE AREA WITH THE PARKING LOT  
TOTAL SURFACE PARKING AREA = 23,150 SQ. FT.  
LANDSCAPED AREA NEEDED = 1,621 SQ. FT.  
LANDSCAPE AREA PROVIDED WITHIN PARKING LOT = 6,856 SQ. FT.
- ADT CALCULATION  
31.5 TRIPS PER 1000 SQ. FT. = 4,620 SQ. FT./1000 X 31.5 = 145.5
- AREA BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED AND EXPT FREE OF ANY OBSTRUCTIONS.
- BALTIMORE COUNTY MAINTAINS MAYS CHAPEL ROAD FROM SENIARY AVENUE TO THE FADWIA AVENUE.
- THE EXISTING WELL IN THE HOUSE WILL BE BACKFILLED BY A LICENSED WELL DRILLER.
- THE EXISTING SEPTIC SYSTEM WILL BE PUMPED AND BACKFILLED. THE EXISTING WELL LOCATED IN THE NORTHWEST CORNER OF THE PROPERTY WILL BE USED FOR THE WATER SUPPLY. THE REQUESTED EXTENSION OF PUBLIC WATER HAS BEEN DROPPED.



BALTIMORE COUNTRY CLUB  
4712 CLUB ROAD  
BALTIMORE MD 21210  
RC5

EXISTING CONDITIONS  
DRAINAGE AREA = 1.14 AC.  
RCN = 85  
2YR FLOW = 0.64 CFS  
10YR FLOW = 2.11 CFS  
100YR FLOW = 4.24 CFS

PROPOSED CONDITION  
DRAINAGE AREA = 1.14 AC.  
(10 POROUS PAVING)  
RCN = 85  
2YR FLOW = 3.17 CFS  
10YR FLOW = 6.28 CFS  
100YR FLOW = 9.60 CFS

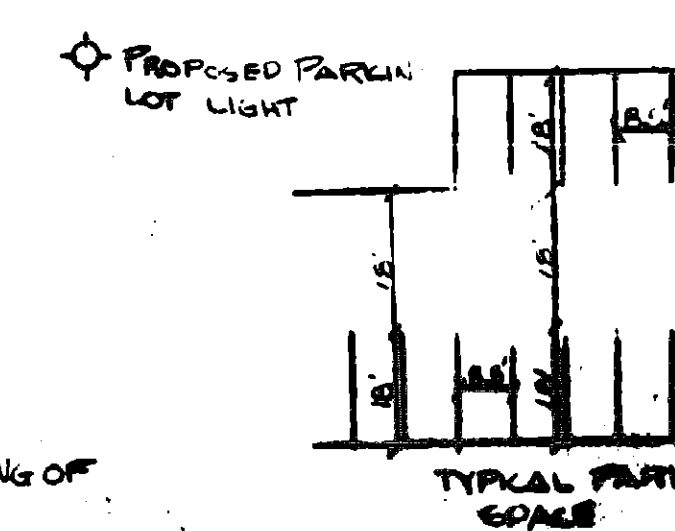
ALLOWABLE RELEASE FROM SWM FACILITY:  
2YR FLOW = 0.64 CFS  
10YR FLOW = 2.11 CFS

2YR STORAGE REQUIREMENT 3,350.43  
10YR STORAGE REQUIREMENT 5,164.13  
100YR STORAGE REQUIREMENT 6,640.13  
VOLUME PROVIDED = 6,640.13  
STORMWATER MANAGEMENT FOR 2YR/10YR REQUIRED & IS PROVIDED FOR BY POROUS PAVING OF 16,600 SF

USE:  
13" BASE COURSE - STORAGE CAPACITY = 0.33939  
6" SURFACE COURSE - STORAGE CAPACITY = 0.15164  
TOTAL STORAGE CAPACITY = 4.8

STORAGE PROVIDED  
4.8' X 16,600 SF = 6,640.13

AREA OF POROUS PAVEMENT AND CURBED PARKING.



A VARIANCE PLAT FOR  
THE REDUCTION OF PAVING  
AISLE (409.4C) & DRIVEWAY  
WIDTH (409.4A)

91-338-A

SITE PLAN  
SAINT STEPHEN'S TRADITIONAL EPISCOPAL CHURCH, INC.

PUBLIC SERVICES CRG NO. 90396  
PLANNING DEPT CRG NO. XII 574  
ELECTION DISTRICT 8  
BALTIMORE CITY

SCALE 1"=50'  
AUGUST 10, 1991  
1/319

PN 653

GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
658 KENILWORTH DRIVE, SUITE 100  
TOWSON, MARYLAND 21204  
(301) 825-8120

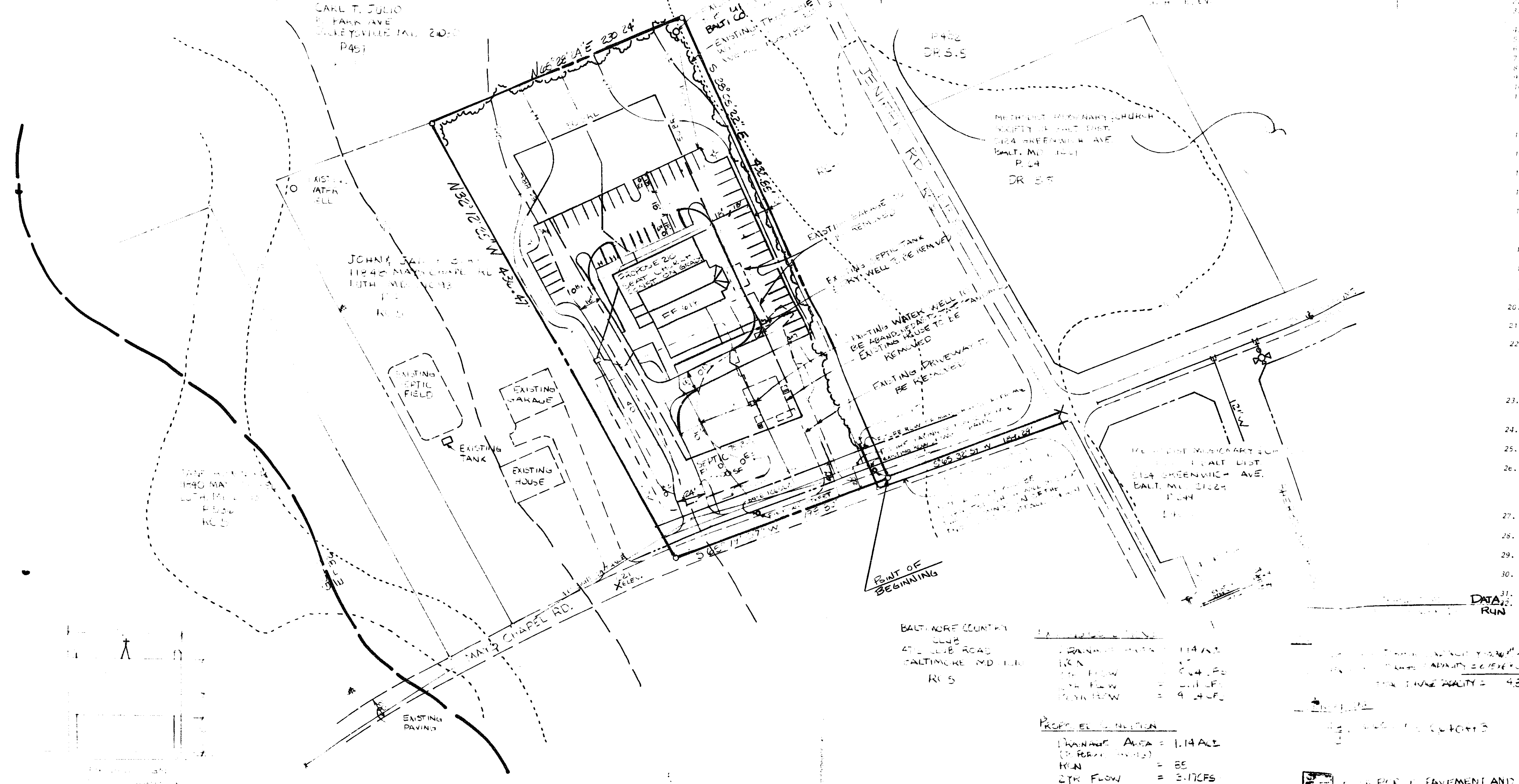
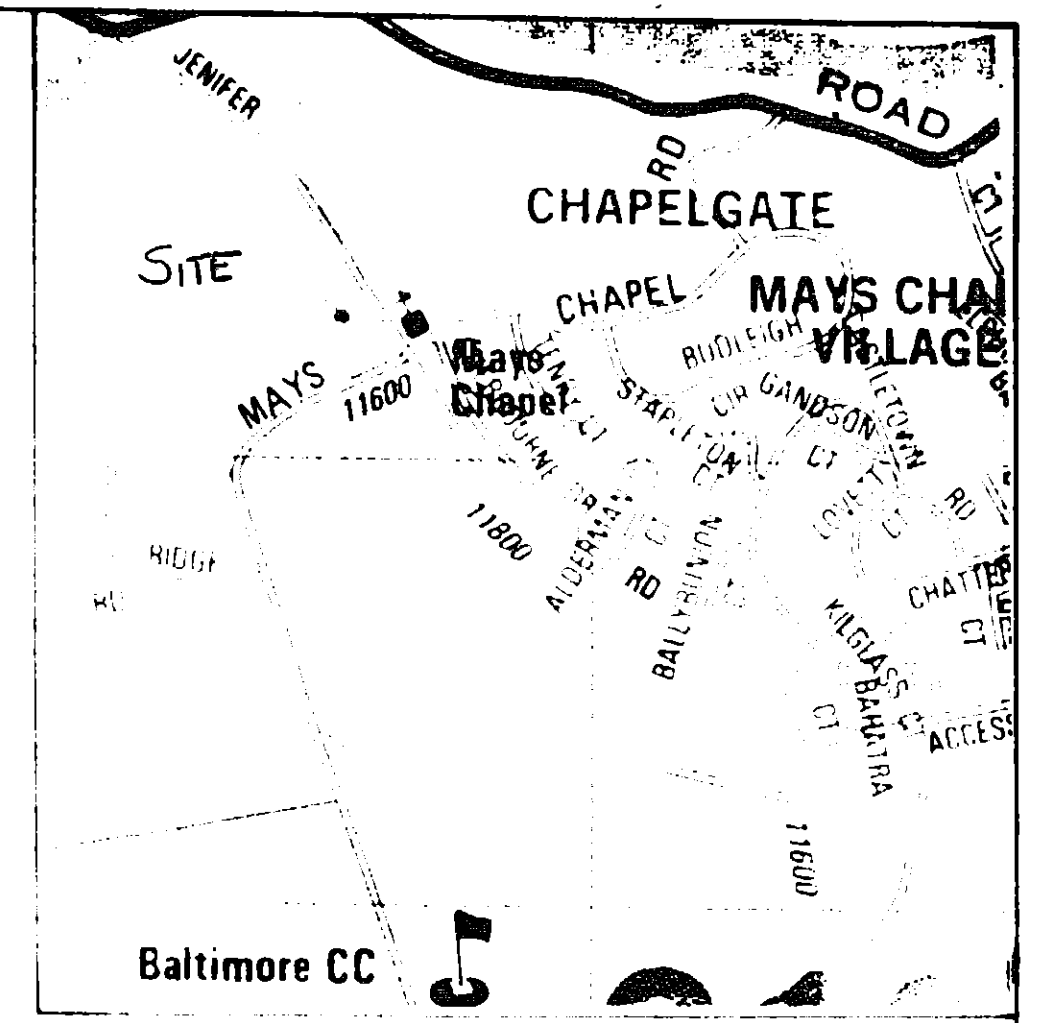
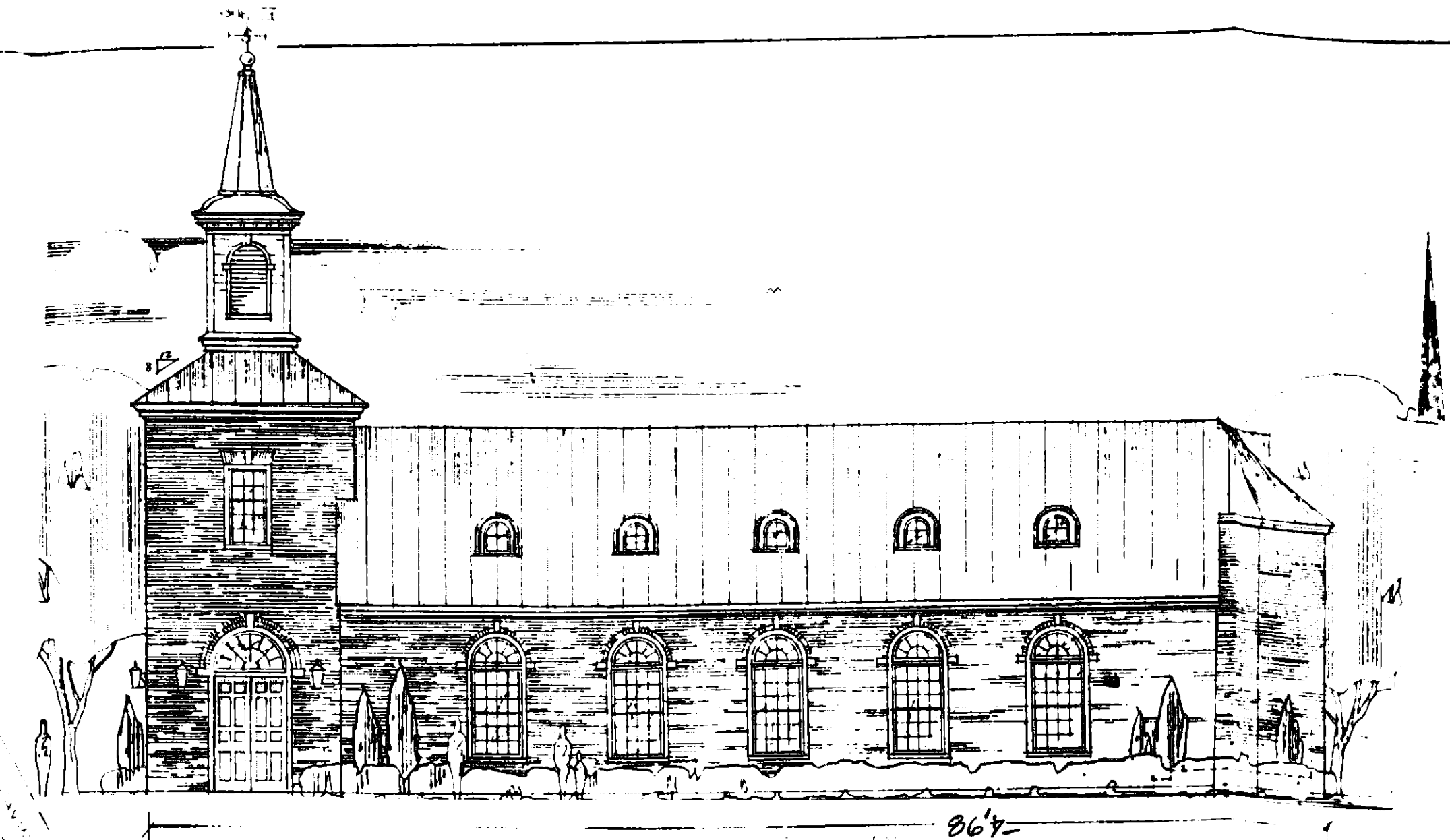
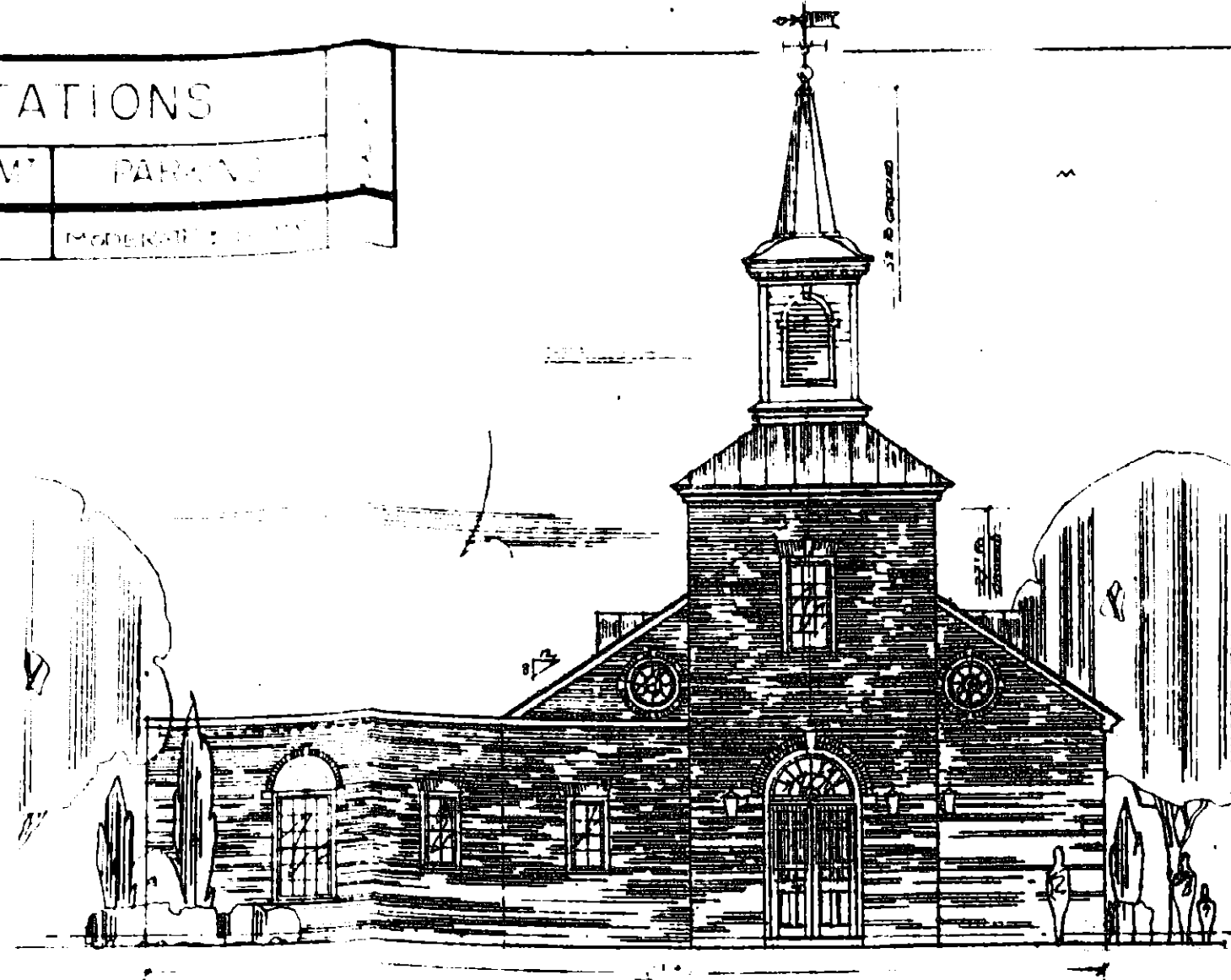


APPLICANT  
SAINT STEPHEN'S TRADITIONAL EPISCOPAL CHURCH, INC.  
606 BALTIMORE AVE  
SUITE 404 A/B  
TOWSON MD 21204  
FRED HINES 828-4618

- MOVED SEPTIC FIELD TO FRONT 10'20'
- CHANGED PARKING LOT AS PER COMM. COMMENTS 8/1/91
- ADDED PARKING LOT LIGHTS
- ADDED ELEV.
- CHANGED ADTS 11-7-91
- ADDED STORM DRAIN AND NOTE PERTAINING TO "STUDY"



SOIL TYPES & LIMITATIONS			
SOIL TYPE	PERCENTAGE	WATER TABLE	REMARKS
CLAY	100%	4.0 FT.	NO LIMITATIONS



1. EXISTING ZONING & USE - R-1 RESIDENTIAL
2. AREA CROSS - 1.14 AC.
3. NET - 1.14 AC.
4. COMMERCIAL DISTRICT - 1
5. ELECTION DISTRICT - 8
6. CENSUS TRACT - 4081
7. WATERSHED - 11 QUAYE HAN RIVER
8. SUBWATERSHED - 32
9. TAX ACCOUNT - 0-80-101100
10. DEED REFERENCE - 79-5-042 DE. & MRS. PATRICK A.M. MILLER
11. PARKING REQUIRED - 1 SPACE PER 4 SEATS
12. CAPACITY - 210 SEATS
13. SEATING - 52.5 SPACES
14. ALL PROPOSED PAVING TO BE POROUS PAVEMENT AND THE PAVING LOT TO BE STRIPPED.
15. ALL EXTERIOR LIGHTING TO BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.
16. THE EXISTING WATER WELL WILL BE USED FOR THE PROPOSED FACILITY.
17. THE EXISTING TREE LINE THAT IS LOCATED AROUND PROPERTY WILL BE RETAINED (WHERE FEASIBLE TO SERVE AS A BUFFER).
18. TO THE BEST OF OUR KNOWLEDGE THERE IS NO CRITICAL AREA, ARCHAEOLOGICAL SITES, ENVIRONMENTAL SITES OR ENDANGERED HABITAT ON SITE (SEE ENVIRONMENTAL EFFECTS REPORT FOR HAZARDOUS MATERIALS).
19. AREA REFERRED FOR THE WIDENING OF MAYS CHAPEL ROAD - 11.4 AC.
20. A WAIVER OF THE ROAD WIDENING ON MAYS CHAPEL HAS BEEN SUBMITTED TO THE DIRECTOR OF PUBLIC WORKS.
21. AS PER W.P. KIRBY'S FIELD INVESTIGATION, THERE ARE "NO HAZARDOUS SITES" (SEE ENVIRONMENTAL EFFECTS REPORT).
22. EXISTING TREE LINE WILL BE RETAINED FOR THE SCREENING OF THE PARKING LOT.
23. THE STREET LIGHT WILL BE AFFIXED TO BALTIMORE GAS AND ELECTRIC POLE 124562. WAIVER REQUEST TO BE SUBMITTED.
24. DENSITY CONTINUATION - "THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT BY THE OWNERSHIP SHOWN SINCE 1984, OCTOBER. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS." A VARIANCE TO REDUCE THE STREET LIGHT ON MAYS CHAPEL ROAD AND THE PAVING WIDTH FROM 22' WIDE TO 18' WIDE.
25. MAYS CHAPEL ROAD IS A DESIGNATED BALTIMORE COUNTY SCENIC ROUTE.
26. ALL PROPOSED LIGHTING FOR THE PARKING LOT WILL BE OPERATED MANUALLY.
27. LANDSCAPE AREA WITH THE PARKING LOT
28. TOTAL SURFACE PARKING AREA - 23,150 SQ. FT.
29. LANDSCAPED AREA NEEDED - 1,621 SQ. FT.
30. LANDSCAPE AREA PROVIDED WITHIN PARKING LOT = 6,856 SQ. FT.
31. ADT CALCULATION
32. 31.5 TRIPS PER 1000 SQ. FT. = 4,620 SQ. FT./1000 X 31.5 = 145.5
33. AREA BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
34. BALTIMORE COUNTY MAINTAINS MAYS CHAPEL ROAD FROM SEMINARY AVENUE TO THE PATONIA AVENUE.
35. THE EXISTING WELL IN THE HOUSE WILL BE BACKFILLED BY A LICENSED WELL DRILLER.
36. THE EXISTING SEPTIC SYSTEM WILL BE PUMPED AND BACKFILLED.
37. THE EXISTING WELL LOCATED IN THE NORTHWEST CORNER OF THE PROPERTY WILL BE USED FOR THE WATER SUPPLY. THE REQUESTED EXTENSION OF PUBLIC WATER HAS BEEN DROPPED.

BALTIMORE COUNTY  
CLAY  
4.0 FT. ROAD  
BALTIMORE MD. 21204  
R-1

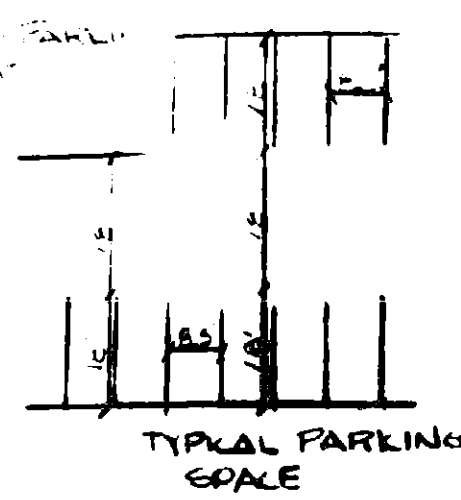
RAINAGE AREA	1.14 AC.
1 IN. FLOW	6.24 CFS
2 IN. FLOW	12.48 CFS
100 YR FLOW	9.44 CFS

PROPOSED FACILITY	
RAINAGE AREA	1.14 AC.
1 IN. FLOW	6.24 CFS
2 IN. FLOW	12.48 CFS
100 YR FLOW	9.44 CFS

ALLOWABLE RELEASE FROM SWM FACILITY	
2 YR FLOW	6.24 CFS
10 YR FLOW	9.44 CFS

2 YR STORAGE REQUIREMENT	3,356.43
10 YR STORAGE REQUIREMENT	5,194.75
100 YR STORAGE REQUIREMENT	10,404.43
VOLUME PROVIDED	6,404.43
STORMWATER MANAGEMENT FOR 2 YR FLOW	16,000 SF

ALL PROPOSED PAVING AND ROAD PAVING.



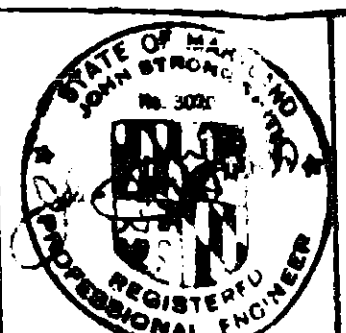
A VARIANCE PLAT FOR  
THE REDUCTION OF PAVING  
AISLE (409.4C) & DRIVEWAY  
WIDTH (409.4A)

SITE PLAN  
SAINT STEPHEN'S TRADITIONAL EPISCOPAL  
CHURCH INC.

PUBLIC SERVICES CRG NO. 90396  
PLANNING DEPT CRG NO. VII 579  
ELECTION DISTRICT 8  
BALTIMORE COUNTY  
SCALE 1" = 40' 0"  
ALIGNMENT  
**EXHIBIT 2**

PN 653

**GEORGE WILLIAM STEPHENS, JR.**  
AND ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
558 KENILWORTH DRIVE, SUITE 100  
TOWSON, MARYLAND 21204  
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**SAINT STEPHEN'S TRADITIONAL EPISCOPAL CHURCH INC.**  
606 BALTIMORE AVE  
SUITE 404 A/B  
TOWSON MD 21204  
FRED HIMES 828-4618

1. MOVED SEPTIC FIELD TO FRONT
2. CHANGED PARKING LOT AS PER COUNTY COMMENTS REVIS
3. ADDED PARKING LOT LIGHTS
4. ADDED ELEV.
5. CHANGED ADTS
6. ADDED STORM DRAIN AND NOTE PERTAINING TO "STUDY"

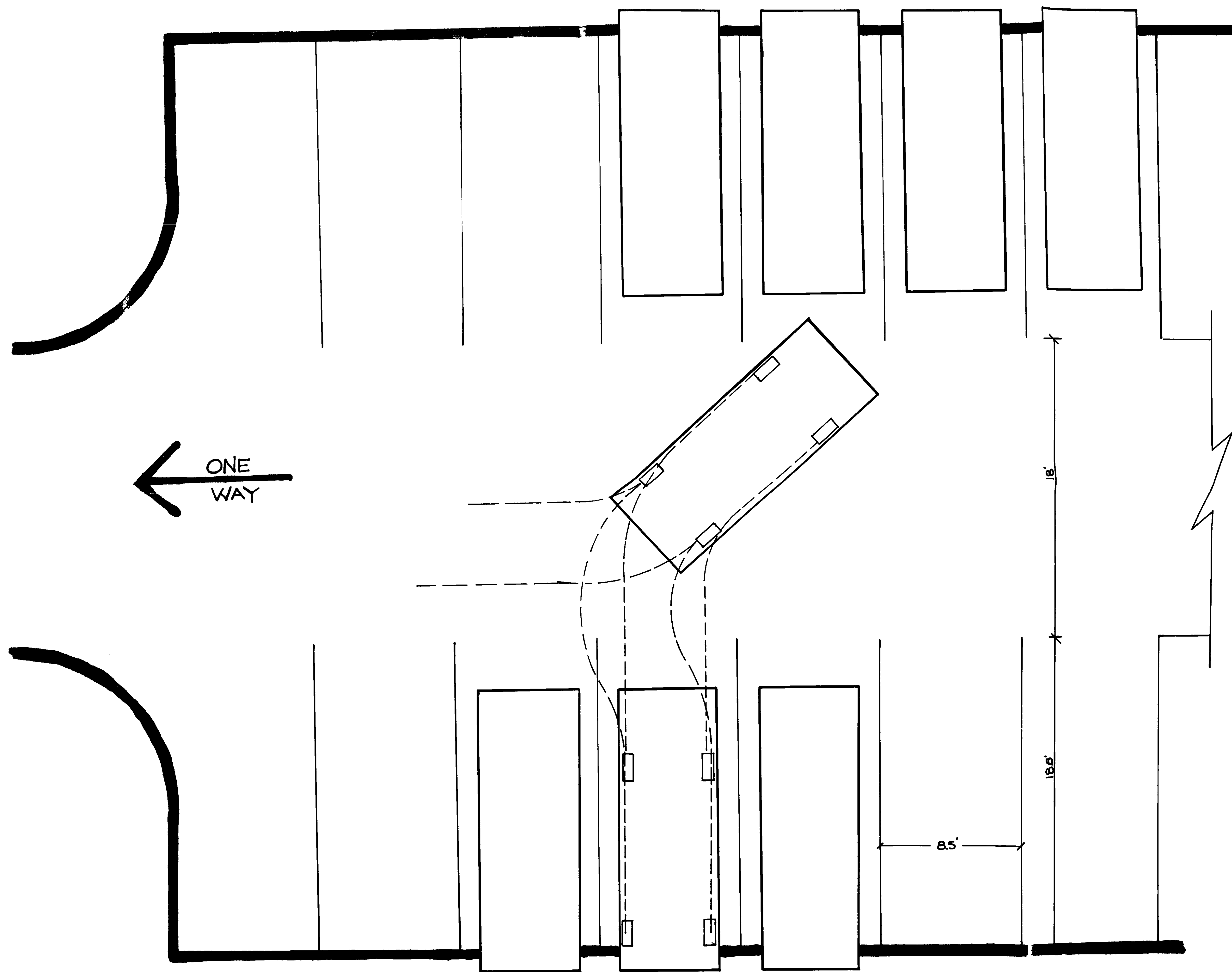


EXHIBIT "A"  
TYPICAL TURNING  
MOVEMENTS ON 18'  
AISLE 1"=3'

EXHIBIT 3